

**13 Braemar Close, Stevenage, SG2 8TA**



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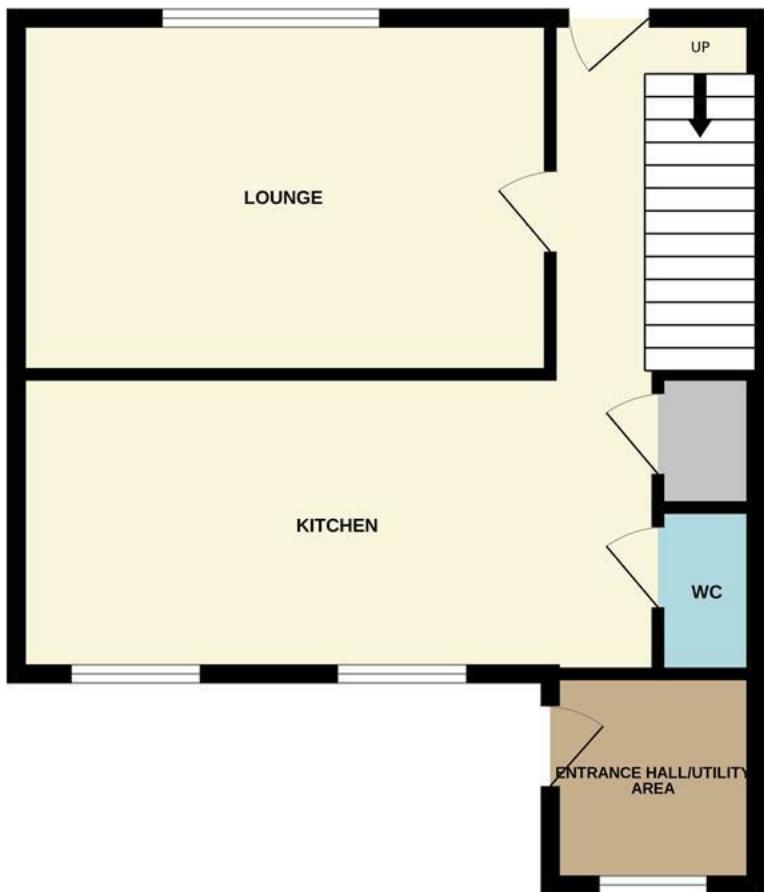
# 13 Braemar Close, Stevenage, SG2 8TA

## Offers In The Region Of £410,000

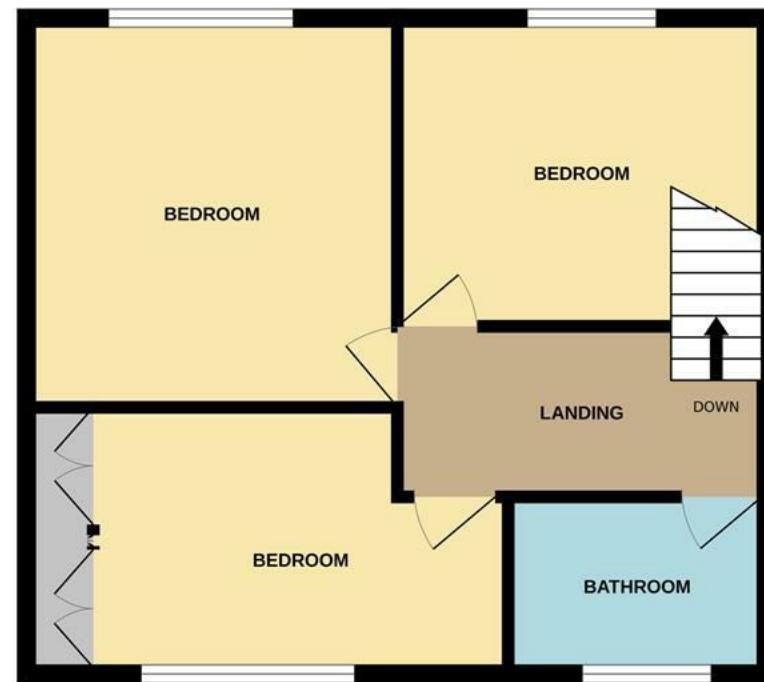
This delightful mid-terrace house offers a perfect blend of comfort and practicality. Spanning an impressive 1,076 square feet, the property boasts a well-thought-out layout that is ideal for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The property features three well-proportioned bedrooms with built in storage. The property boasts a large rear garden, dressed as low maintenance with a large garden office/storage unit located at the top of the plot. Braemar Close is situated in a desirable area of Stevenage, with local amenities, schools, and parks within easy reach. This location is perfect for those who appreciate the balance of suburban tranquillity and accessibility to urban conveniences.

- Separate Utility Area
- Fully Fitted Modern Kitchen with Space to Dine
- Large Rear Garden Allowing For Future Expansion (Subject to planning consents)
- Downstairs WC
- In Good Order Throughout
- Close to Local Amenities, Schools and a Main Supermarket

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Entrance/Utility Area

6'8" x 5'6"

Entrance door leading into the property utility area. Radiator. Wall mounted units with plumbing and space for washing machine.

## W/C

5'6" x 2'6"

Part tiled walls, low level w/c, wash hand basin.

## Kitchen

19'5" x 10'3"

Windows to front aspect. Radiator. Fitted units with work surfaces over. Spotlights. Plinth lighting. Integrated appliances such as dishwasher, double oven, American Fridge/Freezer, under unit LED lighting.

## Lounge

16'1" x 9'7"

Snug area, window to rear aspect, radiator.

## Rear Hallway

Door to the rear aspect leading to the garden. Stairs rise to first floor. Understairs storage area.

## First Floor

### Landing Area

Doors to all rooms.

### Bedroom One

11'5" x 11'4"

Built in units including over bed storage and dressing area. Window to the rear aspect.

### Bedroom Two

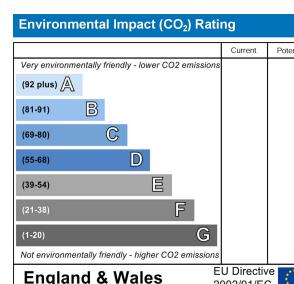
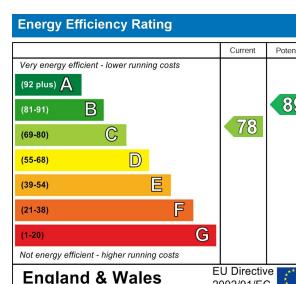
13'5" x 8'8"

Fitted wardrobe, radiator, window to the front aspect.

### Bedroom Three

10'7" x 8'1"

Window to rear aspect. Radiator. Built in storage.



## Bathroom

6'8" x 5'4"

Part tiled walls, under floor heating, L-shape bath with rainfall effect shower head over, low level w/c, wash hand basin.

## Outside

### Front Garden

Landscaped frontage, picket fencing with steps leading to the front door.

### Rear Garden

Low maintenance with astro turf, split level rear garden, large patio area, shed, garden office, enclosed by panel fencing.

### Garden Office

18'6" x 12'4"

Light and power supply.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.

